

GIS REGISTRY INFORMATION

SITE NAME:	Johannsen Residence			FID # (if appropriate):
BRRTS #:	03-41-522900			
COMMERCE # (if appropriate):	53216-3236-30			
CLOSURE DATE:	February 11, 2005			
STREET ADDRESS:	3230 N 51st Blvd			
CITY:	Milwaukee			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X = 684691	Y = 291440	
CONTAMINATED MEDIA:		Groundwater	<input type="checkbox"/>	Soil <input checked="" type="checkbox"/> Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes	<input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> • IF YES, STREET ADDRESS: 				
<ul style="list-style-type: none"> • GPS COORDINATES (meters in WTM91 projection): X = Y = 				
OFF-SOURCE SOIL CONTAMINATION > Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> • IF YES, STREET ADDRESS 1: 				
<ul style="list-style-type: none"> • GPS COORDINATES (meters in WTM91 projection): X = Y = 				
CONTAMINATION IN RIGHT OF WAY:		Yes	<input type="checkbox"/>	No <input type="checkbox"/>
DOCUMENTS NEEDED				
Closure Letter, and any conditional closure letter issued <input checked="" type="checkbox"/>				
Copy of most recent deed, including legal description, for all affected properties <input checked="" type="checkbox"/>				
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties <input checked="" type="checkbox"/>				
County Parcel ID number, <i>if used for county</i> , for all affected properties <input checked="" type="checkbox"/>				
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. <input checked="" type="checkbox"/>				
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. <input checked="" type="checkbox"/>				
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				
Tables of Latest Soil Analytical Results (no shading or cross-hatching) <input checked="" type="checkbox"/>				
Isoconcentration map(s), <i>If required for site investigation (SI)</i> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				
GW: Table of water level elevations, with sampling dates, and free product noted if present				
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour <input checked="" type="checkbox"/>				
Geologic cross-sections, <i>if required for SI</i> . (8.5x14" if paper copy)				
RP certified statement that legal descriptions are complete and accurate. <input checked="" type="checkbox"/>				
Copies of off-source notification letters (if applicable)				
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)				
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure				



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

February 11, 2005

Mr. Walter & Ms. Marilyn Johannsen
3230 N. 51st Blvd.
Milwaukee, WI 53216

RE: **Final Closure**

Commerce # 53216-3236-30 WDNR BRRTS # 03-41-522900
Johannsen Residence, 3230 N. 51st Blvd., Milwaukee

Dear Mr. & Ms. Johannsen:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual soil contamination that remains on site. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller".

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Andrew Malsom, Moraine Environmental, Inc.
Case File

State of Wisconsin.

COUNTY _____ Court, MILWAUKEE County,
DEED BY GUARDIAN

Whereas, On application to the County Court of MILWAUKEE County, Wisconsin,
to sell all right, title and interest of ROSE M. HUPPERT, Incompetent., wife of
Arnold A. Huppert

(Insert "Minor...." or "Incompetent....")
such proceedings were had that the undersigned was duly authorized as General
(Insert "Special" or "General")
guardian to proceed in said matter; and whereas the undersigned, as such guardian, has done or caused to be
done all things necessary and required to be done by law in such cases made and provided, before conveyance
of such real estate may be made; and whereas, the undersigned, ARNOLD A. HUPPERT as such
guardian, was duly authorized by order of Court herein dated on the 23rd day of April
1962, to execute, acknowledge and deliver to WALTER J. JOHANNSEN and MARILYN R.

JOHANNSEN, his wife, a deed of conveyance of all the right, title and interest
of said Rose M. Huppert, Incompetent, in and to said real estate;

(Insert "Minor...." or "Incompetent")
Now Therefore, I, the said ARNOLD A. HUPPERT, by authority of the
Court above named and in my capacity as such guardian, in consideration of the premises and of the sum of
valuable considerations
One Dollar (\$1.00) and other good and / Deed back to me in hand paid by the said
WALTER J. JOHANNSEN and MARILYN R. JOHANNSEN, his wife do hereby grant and
convey unto the said WALTER J. JOHANNSEN and MARILYN R. JOHANNSEN, his wife,
all the right, title and interest of the said Rose M. Huppert, Incompetent,

(Insert "Minor...." or "Incompetent")
it, and to the following described real estate
in Milwaukee County, Wisconsin, to-wit: Lot numbered Twenty-
three (23), in Block numbered Thirteen (13), in Sheridan Park, being a
Subdivision of a part of the South East one-quarter (1/4) of Section
numbered Eleven (11), in Township numbered Seven (7) North, Range
numbered Twenty-one (21) East, in the City of Milwaukee, County and
State aforesaid,

File No. _____

Recorded in Vol. _____ Page. _____

(over)

This instrument was drafted by ALEXANDER CANNON

Witness The hand and seal of said ARNOLD A. HUPPERT
25th day of April 1952.

Guardian aforesaid, this

In Presence of

Alexander Cannon
Martin M. Cannon
Merlin S. Dunn

Arnold A. Huppert (SEAL)
Arnold A. Huppert
General Guardian of
(Insert "Special" or "General")

Rose M. Huppert, Incompetent

(Insert "Minor" or "Incompetent")

State of Wisconsin,

Milwaukee County.

Personally came before me this 25th day of April, A. D. 1952,
the above named ARNOLD A. HUPPERT, Guardian, to me known to be the person who executed
the foregoing instrument and acknowledged that he executed the same by virtue of the authority aforesaid.

Alexander Cannon
Alexander Cannon

Notary Public, State of Wisconsin
My commission is permanent
XXXXXX-XXXX-XXXX-XXXX-XXXX

NOTE.—The names of the parties to this instrument and of the witness and notary must be printed or typewritten thereon to entitle it to be recorded.
Section 39.31 (1) (11), Wisconsin Statutes.

Arnold A. Huppert
Guardian of
Rose M. Huppert
Incompetent

Attest
Insert "Minor" or "Incompetent")
to
SARITA J. JOHANSEN & MARILYN
S. JOHANSEN, his wife
For
Held by Guardian
Government seal or notary placed upon record to avoid
fraud or misuse and alteration

This space reserved for
Register of Deeds

27 APR 1952
STERS Office
same County Wis
JOINED AT 11 AM
on APR 27 1952 in
Folsom
Deed Paper 227
Yel. of the Recorder
RECORDED OR INDEXED

Return to
Mr. A. J. W. Johnson
20 N. St. St. Louis
Missouri

f p-57
B-37

SHERIDAN PARK

BEING A SUBDIVISION OF A PART OF THE SOUTH
 $\frac{1}{4}$ OF SEC 11 TOWN 7 NORTH RANGE 21 EAST.
TOWN OF WAUWATOSA

SCALE: 1 INCH = 100 FEET

ORIGINAL SCALE OF 1" = 100' REDUCED TO 1" = 10'

N.W. C
OF S.E.
1/4

I, Frank Nahrath, surveyor, hereby certify that I have surveyed, subdivided and mapped SHERIDAN PARK, being a part of the S.E. $\frac{1}{4}$ of Section 11, Town 7 North, Range 21 East, in the Town of Wauwatosa, Milwaukee County, Wisconsin, and more particularly described as follows to wit: Commencing at the northwest corner of the S.E. $\frac{1}{4}$ of Section 11, Town 7 North, Range 21 East; thence East along the North line of the S.E. $\frac{1}{4}$ of Section 11, Seven hundred ninety-two (792.00) feet to a point; thence S. 0° 17' W. Two thousand six hundred fifty-nine and fifty-one one-hundredths (2659.51) feet to a point in the South line of the S.E. $\frac{1}{4}$ of Section 11; thence N. 89° 30' W., along the South line of the S.E. $\frac{1}{4}$ of Section 11, Seven hundred ninety-two (792.00) feet to the southwest corner of the S.E. $\frac{1}{4}$ of Section 11; thence N. 0° 17' E. along the West line of the S.E. $\frac{1}{4}$ of Section 11, Two thousand six hundred fifty-seven and thirty-one-hundredths (2657.31) feet to the place of beginning.

That I have made such survey and subdivision by order of and under the direction of Victor Deuster and Rose J. Deuster (wife) and that the within map is a true and correct representation of the exterior boundaries of the above described tract and the subdivisions thereon made, and that in so platting, subdividing and mapping the same, I have fully complied with the provisions of Chapter 101 of the Revised Statutes of the State of Wisconsin.

Frank Nahrath
Surveyor.

STATE OF WISCONSIN }
MILWAUKEE COUNTY }

On this 13th day of November, 1922, came before me Frank Nahrath, personally known to me and known by me to be the person who executed the foregoing certificate and acknowledged and swore to the same.

Edward F. Petersen
Notary Public Milwaukee Co., Wis.
My commission expires 3-4-23



STATE OF WISCONSIN }
MILWAUKEE COUNTY }

We Victor Deuster and Rose J. Deuster, owners of the land described in the foregoing certificate of Frank Nahrath, Surveyor, hereby certify that we caused the land to be surveyed and platted as represented on within map.

In the presence of:
E. Knebes
G.J. Dreyer.

Victor Deuster.
Rose J. Deuster.

STATE OF WISCONSIN }
MILWAUKEE COUNTY }

Personally came before me this 13th day of November 1922, Victor Deuster and Rose J. Deuster, and acknowledged the foregoing certificate to be their free act and deed.

G.J. Dreyer,
Notary Public, Milwaukee County, Wis.
My commission expires July 14-1924.



By Mr. Weiss (By request)

Referred to the Committee on Buildings Grounds Bridges and Board of Public Land Commissioners.

File number 23608

Nov. 13 1922.

City of Milwaukee

PROPERTY ASSESSMENT RESULTS TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	3230 THRU 3230 N 51ST BL
TAXKEY	288-1122-000-2
OWNER	WALTER & MARILYN JOHANNSEN
OWNER ADDRESS	3230 N 51ST BLVD MILWAUKEE WI 532160000

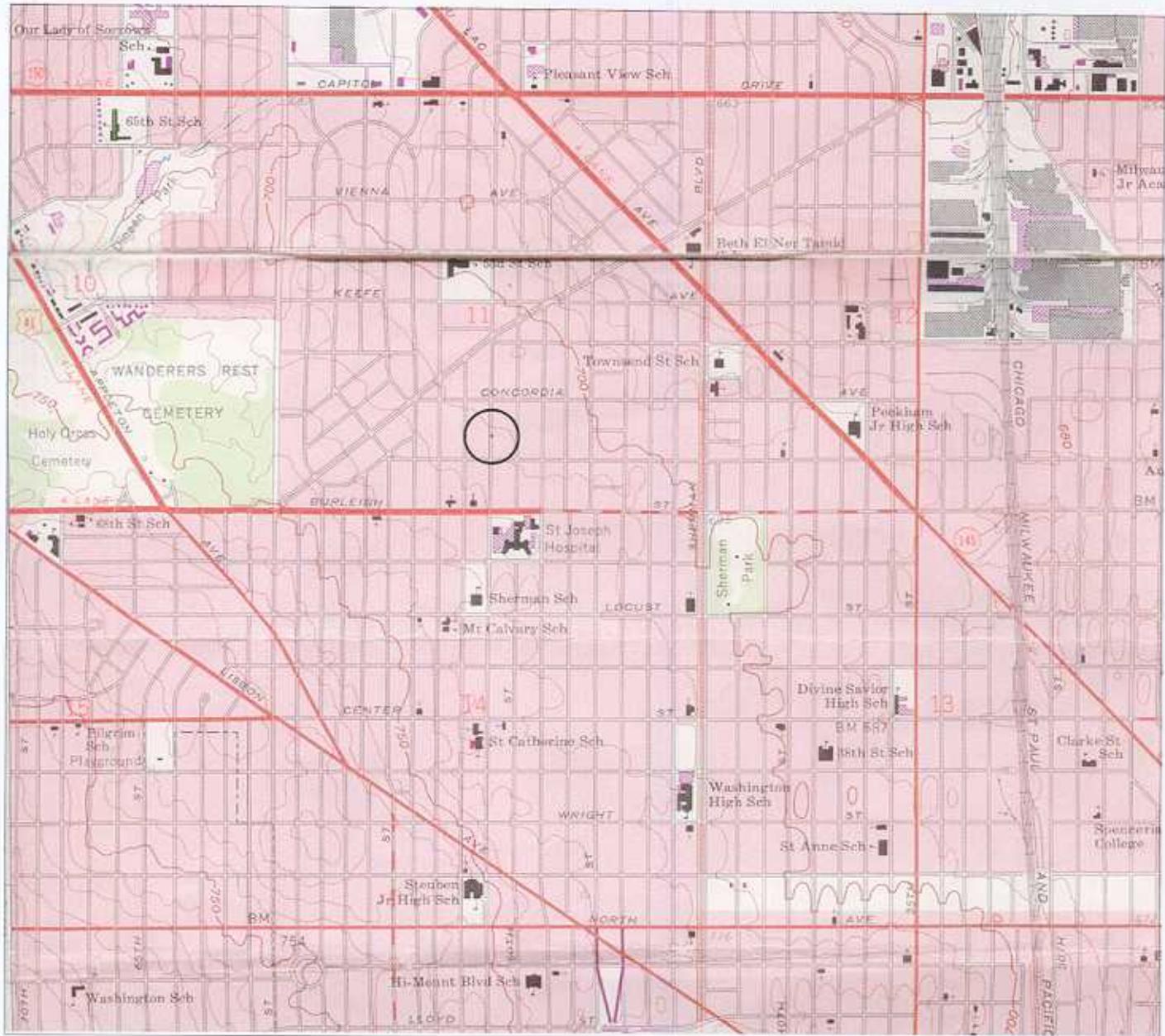
ASSESSMENT

	2004	2003
LAND	\$7,900	\$7,900
IMPROVEMENTS	\$147,400	\$128,900
TOTAL	\$155,300	\$136,800
CURRENT CLASS	RESIDENTIAL	

Assessments reflect the estimated value on January 1st of the indicated year.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 00/00
 - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 2.0
- RESIDENTIAL BUILDING STYLE: COLONIAL
- EXTERIOR WALL TYPE: BRICK
- YEAR BUILT: 1928
- DWELLING UNITS: 1 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 2,314
 - FIRST FLOOR AREA: 1,361
 - SECOND FLOOR AREA: 953
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 8
 - BEDROOMS: 4
 - BATHS: 1
 - HALF BATHS: 1
- CENTRAL AIR CONDITIONING: YES
- BASEMENT: FULL
- FIRE PLACE: 1
- GARAGE TYPE: DETACHED



A horizontal line representing a road. It is divided into four equal segments by vertical dashed lines. Above the road, labels indicate distances: "1 MILE" at the far left, "1/2 MILE" above the second segment, "0 MILE" above the third segment, and "1 MILE" at the far right. The first segment from the left is filled with diagonal hatching, while the other three segments are white.

ADAPTED FROM USGS 7.5 Milwaukee Quadrangle
(PHOTOREVISED 1971)
(PHOTOINSPECTED 1976)



SW 1/4 of SE 1/4
Section 11
Township 7N
Range 21E

The Johannsen Residence 3230 N. 51st Blvd
Milwaukee, WI

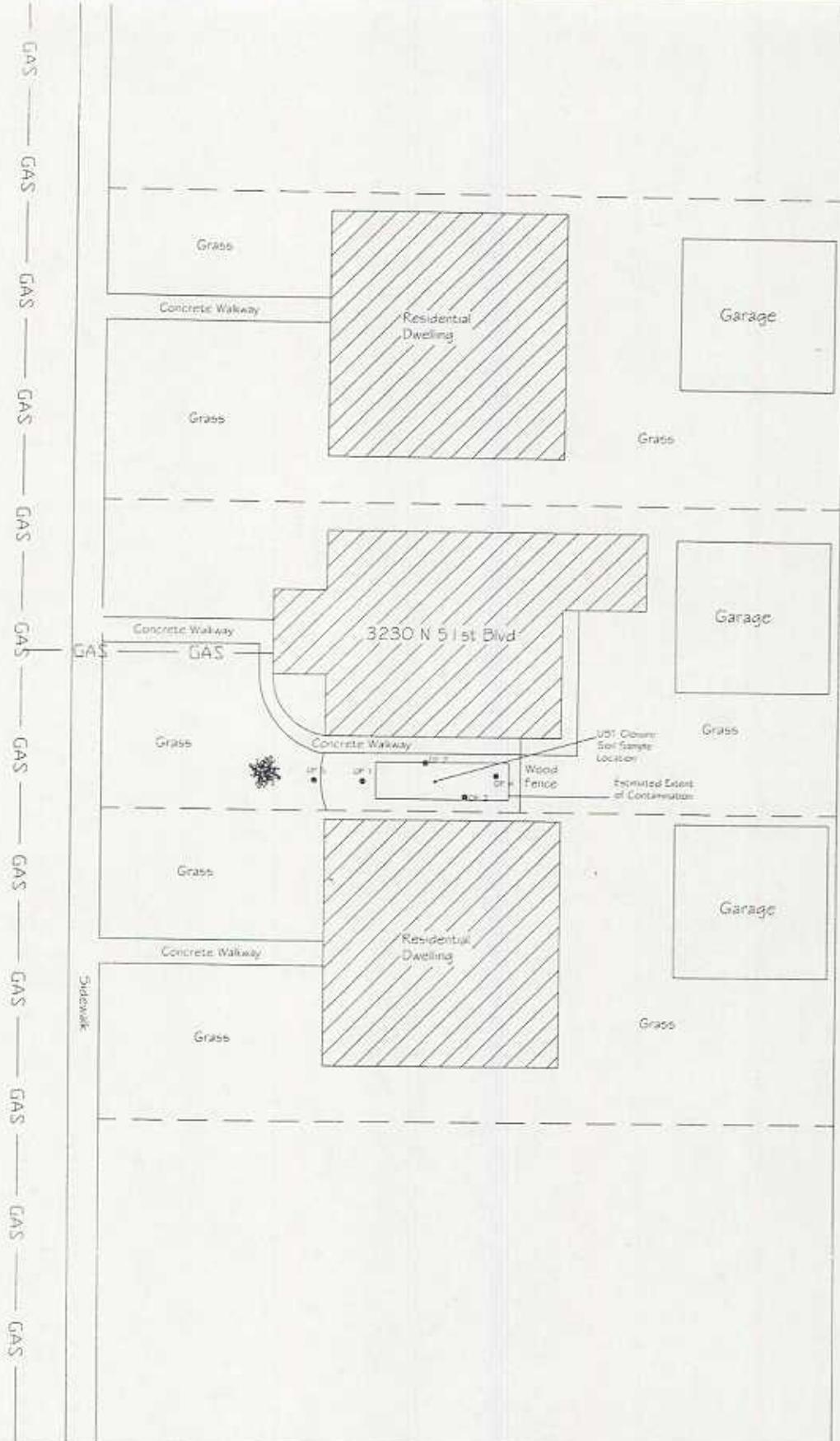
Figure 1

Moraine Environmental, Inc.
Environmental Management Services



1234 12th Avenue Grafton, WI 53024-1924
262-377-9060 / Fax 262-377-9770

N. 51st Blvd



Graphic Scale 1:50

Drawn By AAM
Date: 6-23-04
Project No: 2586

*Note: Not a legal survey,
adapted from field notes

Figure 4: Soil Boring Location Plan

The Johannsen Residence
3230 North 51st Street Milwaukee, WI

Moraine Environmental, Inc.
Environmental Management Services



TABLE 1
SOIL QUALITY RESULTS
The Johannsen Residence
3230 N 51st Blvd, Milwaukee, WI - PROJECT #2290 & #2291

Location	Date Collected	Depth (feet bgs)	DRO (mg/kg)	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethyl-Benzene	1,3,5-Trimethyl-Benzene	Total Xylenes
UST Base	12-09-03	~7'	1,900	NA	NA	NA	NA	NA	NA	NA	NA
DP-1	5-13-04	7.5' - 10'	13	<25	<25	<25	<25	<25	<25	<25	<50
DP-1	5-13-04	12.5' - 15'	<3.8	<25	<25	<25	82	<25	<25	<25	<50
DP-2	5-13-04	6' - 7.5'	87	<25	50Q	<25	810	<25	460	270	55Q
DP-2	5-13-04	10' - 12.5'	<4.4	<25	<25	<25	67Q	<25	59Q	30Q	<50
DP-3	5-13-04	5' - 7.5'	12	<25	180	<25	400	<25	580	280	660
DP-3	5-13-04	10' - 12.5'	<4.1	<25	<25	<25	87	<25	29Q	<25	<50
DP-4	5-13-04	5' - 7.5'	61	<25	58Q	<25	2,100	<25	810	600	93
DP-4	5-13-04	7.5' - 10'	18	<25	39Q	<25	2,800	<25	1,700	730	790
DP-5	5-13-04	7.5' - 10'	<3.6	<25	<25	<25	57Q	<25	<25	<25	<50
DP-5	5-13-04	12.5' - 15'	<3.6	<25	<25	<25	48Q	<25	<25	<25	<50
NR 720 Soil Standards	X			250*	5.5	2,900	NSE	NSE	1,500	NSE	NSE
COMM 46 / NR 746 Table 1 Soil Standards	X			NSE	8,500*	4,600*	NSE	2,700	38,000	83,000	11,000
											42,000

Notes: All values expressed in ug/kg (micrograms per kilogram) unless otherwise noted

mg/kg = milligrams per kilogram

* = DRO standards for less - permeable soils ($K > 10E-6 \text{ cm/s}$)

Bold results indicate compound concentrations exceed NR 720 standards.

Bold and Boxed results indicate compound concentrations exceed Comm 46 / NR 746 Table 1 values.

Q = value detected between the limit of qualification (LOQ) and the limit of detection (LOD)

k = detection limit may be elevated due to the presence of an unrequested analyte

NA = Not Analyzed

NSE - No Standard Established

N. 51st Blvd



Figure 4. Soil Boring Location Plan.

Graphic Scale 1:30

Drawn By AAM
Date: 6-23-04
Project No: 2586

*Note: Not a legal survey,
adapted from field notes

The Johannsen Residence
3230 North 51st Street Milwaukee, WI



Moraine Environmental, Inc.
Environmental Management Services



October 1, 2004

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

**RE: Johannsen Residence
3230 N 51st Blvd, Milwaukee WI
BRRTS #03-41-522900**

Project #2586

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Marilyn Johannsen

Marilyn Johannsen
Property Owner RP

Enc.